

La Salle County Live Water Ranch



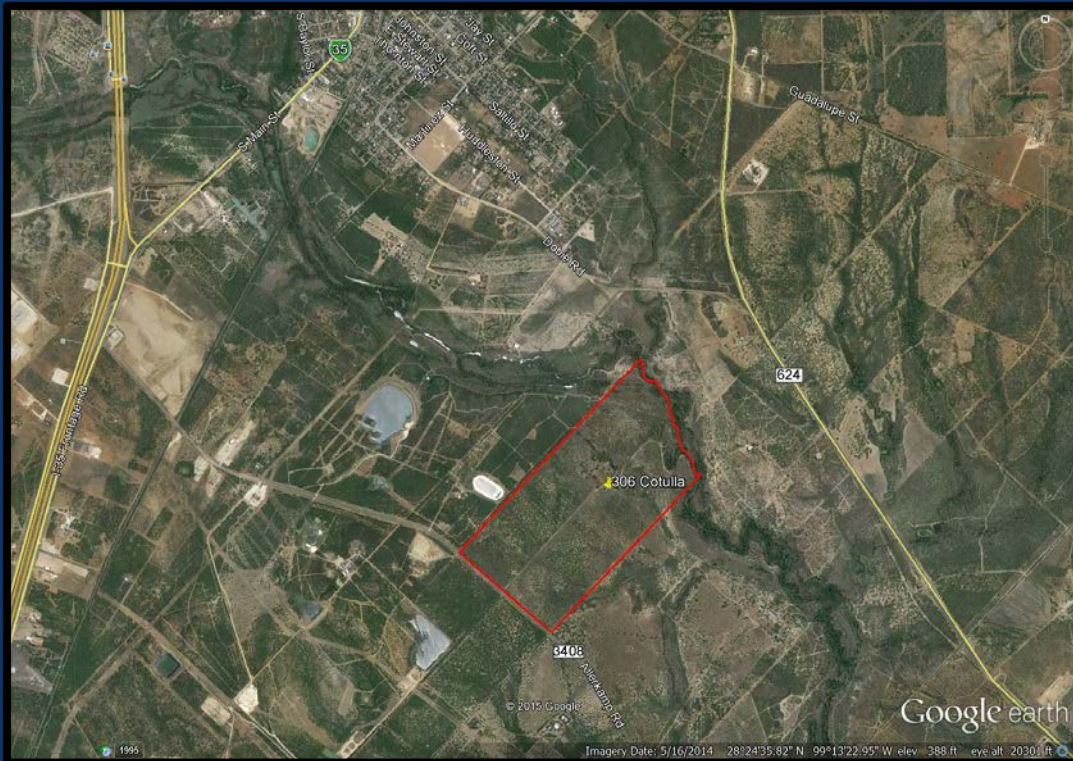
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Steve Mabery (210) 415-3377 Damon Thorpe (210) 844-0461

Located in the middle of the famed Golden Triangle this live water ranch has everything. A diesel powered Carrizo water well and annual water rights from the Nueces River give this ranch unlimited possibilities. Native brush and an abundance of natural cover provide this property an abundance of wildlife and ranching potential. Large neighbors and a comprehensive management program produce trophy class whitetail deer and world class bird hunting. The layout, water and location of this property make it a perfect place for a weekend get-a-way or home site for any potential buyer.

SIZE:	306 +/- acres
LOCATION:	C.R. 3804 (5 miles southeast of Cotulla Texas)
COUNTY:	La Salle
FENCING:	The perimeter is a low fence barbwire with interior fencing for rotational grazing.
IMPROVEMENTS:	There is a home site in the middle of the property with power and a water well in place. Additionally there is a large metal open storage shed and fenced equipment yard.
WATER:	One diesel powered Carrizo water well and 360 acre feet of water rights annually out of the Nueces River. 3,825 feet of Nueces River frontage.
HABITAT:	The property has a diverse variety of native brush that includes Mesquite, Blackbrush, Guajillo, Guayacon, Persimmon, Granjeno and large mature Oaks.
PRICE:	\$1,155,000 (\$3,850 per acre)
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LOCATION MAP



AERIAL MAP



NUECES RIVER









